

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
2100 SouthBridge Parkway, Suite 650
Birmingham, Alabama 35209

Ronald S. Johnson
5281 Sunny Meadows Drive
Birmingham, AL 35242

22.50
2.00
2.50
27.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, MICHAEL C. LEWIS AND WIFE, CARLYN LEWIS, (herein referred to as Grantors) do grant, bargain, sell and convey unto RONALD S. JOHNSON AND BOBBIE H. JOHNSON (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot K, according to the Survey of Sunny Meadows, Phase Four, as recorded in Map Book 9, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$90,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

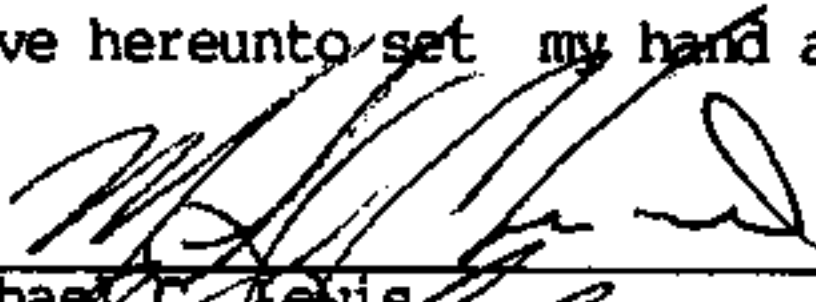

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of June, 1989.

89 JUL 10 AM 8:47

STATE OF ALABAMA)

COUNTY OF SHELBY)


Michael C. Lewis

Carlyn Lewis

1. Deed Tax \$ 22.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 28.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael C. Lewis, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22nd day of June, 1989.


Notary Public
zjohnsl.txt

My Commission Expires:

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